

FILED  
GREENVILLE CO. S. C.

BOOK 1193 PAGE 217

JUN 1 3:55 PM '71

OLLIE FARNSWORTH

R. M. C.

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

A. ALEC KROEG and  
JUNE B. KROEG

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of TWENTY-TWO THOUSAND EIGHT HUNDRED AND NO/100THS - - - - - DOLLARS (\$ 22,800.00 ), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

June 1, 1996

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Eastern side of Sandown Lane (formerly known as Cora Lane) near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 100 as shown on a plat entitled "Addition to Wellington Green", prepared by Piedmont Engineering Service, dated August 17, 1962, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book RR at page 99, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Sandown Lane (formerly known as Cora Lane) at the joint front corner of Lots Nos. 100 and 101 and running thence along the line of Lot No. 101 N. 84-26 W. 170.0 feet to an iron pin at the joint rear corner of Lots Nos. 100 and 101; thence N. 2-00 W. 120.2 feet to an iron pin at the joint rear corner of Lots Nos. 100 and 32; thence along the line of Lot No. 32 N. 84-02 W. 154.2 feet to an iron pin on the Eastern side of Sandown Lane (formerly known as Cora Lane) at the joint front corner of Lots Nos. 100 and 32; thence with the Eastern side of Sandown Lane (formerly known as Cora Lane) S. 5-34 W. 120.0 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of R. M. Speights and Mildred J. Speights, dated June 1, 1971, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 916 at page 531.